



Hall County Government
COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
PUBLIC WORKS AND UTILITIES

MEMORANDUM

To: Randi Doveton, Director of Planning and Development

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GAINESVILLE, GA 30503

From: Bill Nash, Director of Public Works and Utilities

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Date: August 18, 2023

DIRECTOR
Srikanth Yamala

Subject: September 18, 2023 - Hall County Planning Commission Agenda

PUBLIC WORKS AND
UTILITIES DIRECTOR
Bill Nash, P.E.

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the September 18, 2023 meeting. Upon review, we provide the following comments.

1. [3922 Green Drive | Amend Conditions of R-1 | on a 16.00± acre parcel located on the south side of Green Drive at its intersection with Clarks Bridge Road | Zoned R-1, Tax Parcel 10156 000009 | Proposed Use: 9-lot subdivision | ** Commission District 3 | Larry Poole, applicant.](#)
 - a. **Engineering:** As this subdivision is greater than 6 lots on an existing road a stormwater management report prepared by a professional engineer will be required.
Show stream buffer and impervious setback from wretched vegetation not centerline of stream.
 - b. **Traffic:** Permit will be required from GDOT for driveway connection to Clarks Bridge Road.
 - c. **Utilities:** No sewer connection available in the area.

2. [3268 Whidby Road | Variance | 17.240.010 to reduce the right yard setback from 10 feet to 5 feet | on a 0.30± acre tract located on the north side of Whidby Road, approximately 1,815 feet from its intersection with Lanier Islands Parkway | Zoned V-C Tax Parcel 07330 004001D | Proposed Use: detached garage | * Commission District 2 | Sheridan Bazemore, applicant.](#)
 - a. **Engineering:** No Comment
 - b. **Traffic:** No Comment
 - c. **Utilities:** No Comment

3. [5991 Circle Four Ranch | Use Subject to Planning Commission Approval | 17.110.030. caretaker and/or employee residences | on a 3.03± acre tract located approximately 686 feet south of its intersection with Blackjack Road | Zoned AR-III; Tax Parcel 15048 000034C | Proposed use: caretaker residence | * Commission District 1 | Greg Loyd, applicant.](#)
 - a. **Engineering:** No Comment
 - b. **Traffic:** No Comment
 - c. **Utilities:** No Comment

4. [7042 Baker Lane | Use Subject to County Commission Approval | 17.215.020. agri-entertainment | on a 31.02± acre tract located on the terminus of Baker Lane | Zoned AR-IV; Tax Parcel 12037 000003 | Proposed use: agri-entertainment business | ** Commission District 3 | Laura Labovitz, applicant.](#)
 - a. **Engineering:** The site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage
Show stream buffer and impervious setback from wretched vegetation not centerline of stream.
FEMA and Hall County studied Flood plains present on site.
 - b. **Traffic:** Improvements along Baker Lane and Baker Circle may be required
 - c. **Utilities:** No sewer available

5. [8545 Belton Bridge Road | Amend Conditions of AR-IV | on a 8.23± acre parcel located at the terminus of Pintail Court | Zoned AR-IV; Tax Parcel 12127 000001 | Proposed Use: Amenity area | ** Commission District 3 | Mallard View Homeowners Association, applicant.](#)
 - a. **Engineering:** No Comment
 - b. **Traffic:** No Comment
 - c. **Utilities:** No Comment

6. [\(A\) 3405, 3419, 3443, 3505 Cleveland Highway and 3906 Donna Drive | Rezone | from Agricultural Residential III \(AR-III\) and Planned Commercial Development \(PCD\)/ Gateway Corridors Overlay District \(GCOD\) to Light Industrial \(I-I\) / Gateway Corridors Overlay District \(GCOD\) on 20.16± acres located on the north side of Cleveland Highway, at its intersection with Donna Drive | Zoned AR-III and PCD / GCOD, Tax Parcels: 10144 000036, 000030, 000035, 000041, and 000029 | Proposed Use: boat and RV storage and an office/warehouse | ** Commission District 3 | Dutton Properties, applicant. \(B\) 3405, 3419, 3443, 3505 Cleveland Highway and 3906 Donna Drive | Use Subject to County Commission Approval | 17.420.050. outdoor storage | on 20.16± acres located on the north side of Cleveland Highway, at its intersection with Donna Drive | Zoned AR-III and PCD / GCOD, Tax Parcels: 10144 000036, 000030, 000035, 000041, and 000029 | Proposed Use: outdoor storage within Gateway Corridors Overlay District | ** Commission District 3 | Dutton Properties, applicant. \(D\) 3405, 3419, 3443, 3505 Cleveland Highway and 3906 Donna Drive | Variance| 17.420.050.C.2 to reduce the required transitional buffer in Gateway Corridors Overlay District | on 20.16± acres located on the north side of Cleveland Highway, at its intersection with Donna Drive | Zoned AR-III and PCD / GCOD, Tax Parcels: 10144 000036, 000030, 000035, 000041, and 000029 | Proposed Use: boat and RV storage and office/warehouse | ** Commission District 3 | Dutton Properties, applicant.](#)
 - a. **Engineering:** This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage
Show stream buffer and impervious setback from wretched vegetation not centerline of stream.
Proposed GDOT project goes right through this parcel.
 - b. **Traffic:** Permit from GDOT will be required for connection to Cleveland Highway.
 - c. **Utilities:** No sewer connection within feasible distance

7. [3302 and 3212 Antioch Campground Church and 3446, 3450, and 3456 Looper Lake Road | Rezone | from Agricultural Residential III \(AR-III\) to Planned Residential Development \(PRD\) on 55.16± acres located on the south side of Antioch Campground Road at its intersection with Looper Lake Road | Zoned AR-III; Tax Parcels 10096 000006 \(pt.\), 000004, 000059, 000061, and 000062 | Proposed Use: 108 unit single-family development | ** Commission District 2 | Carole Freeman, applicant.](#)
- A. **Engineering:** Further subdivisions of these lots will result in the necessity of a stormwater management plan if the total number of lots reaches more than 6. Show stream buffer and impervious setback from wretched vegetation not centerline of stream
Floodplain present on site.
- b. **Traffic:** Traffic impact study hasn't been submitted
Improvements to Antioch Campground Road may be required.
Recommend a condition that all lots access internal subdivision roads only.
Applicant should verify that required intersection sight distance for proposed entrance can be achieved.
- c. **Utilities:** City of Gainesville sewer district.
8. [\(A\) 4053 Cleveland Highway | Rezone | from Agriculture-Residential-III \(AR-III\) to Suburban-Shopping \(S-S\) / Gateway Corridors Overlay District \(GCOD\) on a 6.34± acre tract located on the west side of Cleveland Highway at its intersection with Jim Hood Road | Zoned AR-III; Tax Parcel 12025 000036 | Proposed use: grocery store, convenience store with gas & restaurant | ** Commission District 3 | Donnie Hunt, applicant.](#)
[\(B\) 4053 Cleveland Highway | Use Subject to Planning Commission Approval | 17.140.020. shopping centers | on a 6.34± acre tract located on the west side of Cleveland Highway at its intersection with Jim Hood Road | Zoned AR-III; Tax Parcel 12025 000036 | Proposed use: Shopping Center | * Commission District 3 | Donnie Hunt, applicant.](#)
- a. **Engineering:** The site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage
Show stream buffer and impervious setback from wretched vegetation not centerline of stream
- b. **Traffic:** Permit from GDOT will be required for access from Cleveland Highway.
- c. **Utilities:** No sewer connection within a feasible distance.
9. [\(A\) 1731 Friendship Road | Rezone | from Agricultural Residential IV \(AR-IV\) to Planned Commercial Development \(PCD\) / Gateway Corridors Overlay District \(GCOD\) on a 7.33± acre parcel located on the north side of Friendship Road, approximately 240 feet east of its intersection with Reunion Way | Zoned AR-IV; Tax Parcel 15041 000190 \(pt.\) | Proposed Use: 185-unit multi-family development | ** Commission District 1 | Tim Wilbanks, applicant.](#)
[\(B\) 1731 Friendship Road | Rezone | from Agricultural Residential IV \(AR-IV\) to Highway Business \(H-B\) / Gateway Corridors Overlay District \(GCOD\) on a 2.72± acre parcel located on the north side of Friendship Road, approximately 240 feet east of its intersection with Reunion Way | Zoned AR-IV; Tax Parcel 15041 000190 \(pt.\) | Proposed Use: permitted uses within H-B | ** Commission District 1 | Tim Wilbanks, applicant.](#)
[\(C\) 1731 Friendship Road | Variance | 17.420.050.C.2 to reduce the required transitional buffer in Gateway Corridors Overlay District | on a 10.04± acre parcel located on the north side of Friendship Road, approximately 240 feet east of its intersection with Reunion Way | Zoned AR-IV; Tax Parcel 15041 000190 |](#)

Proposed Use: 185-unit multi-family development and permitted uses within H-B | ** Commission District 1 | Tim Wilbanks, applicant.

- a. **Engineering:** The site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage
Show stream buffer and impervious setback from wretched vegetation not centerline of stream
- b. **Traffic:** GDOT permit will be required for connection to Friendship Road.
- c. **Utilities:** Hall County sewer district – sewer connection is within a feasible distance.